

1671

Western Avenue

1671 WESTERN AVENUE, ALBANY, NEW YORK
2,222 SF AVAILABLE ON 1/2 ACRE



PRICE REDUCTION
(\$20.00 PSF NNN)

Alison Burnside
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Availability

2,222 SF Building on 0.56 acres

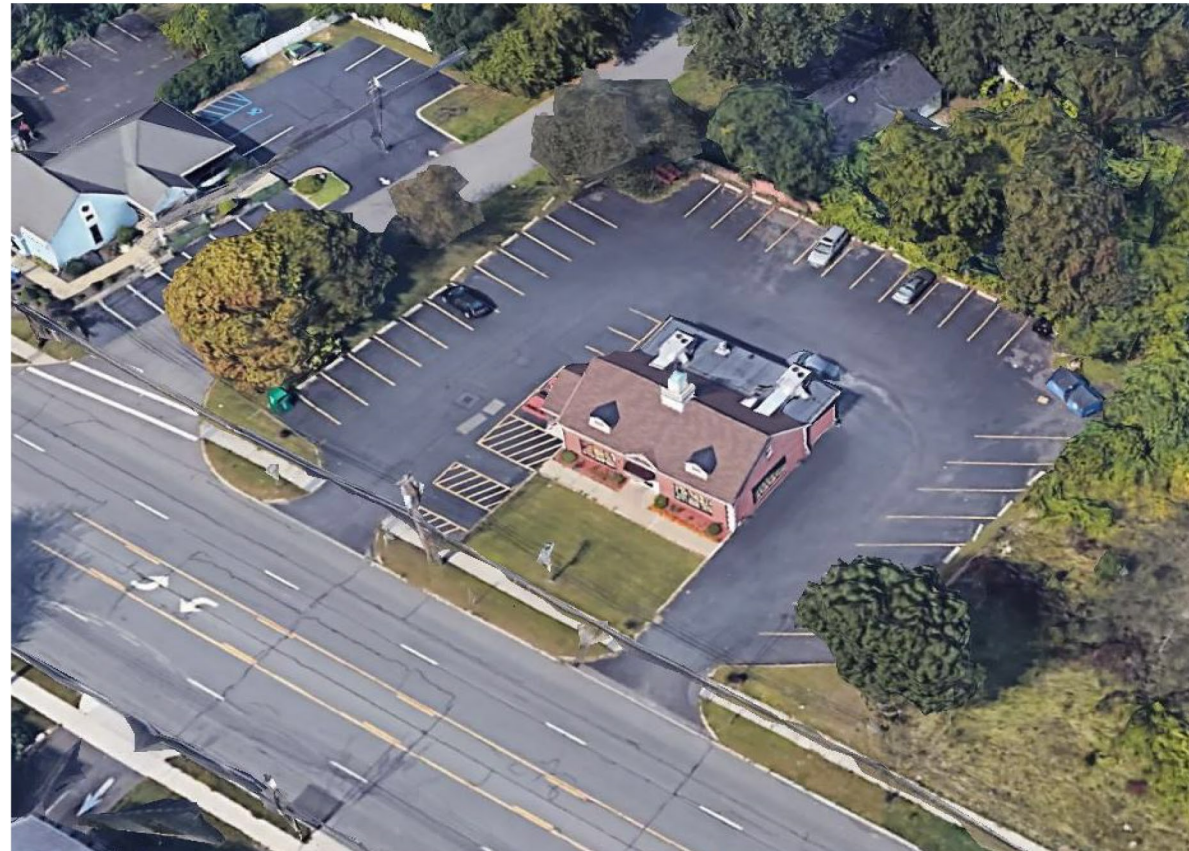
- Full Basement
- 162' Footage
- 150' Depth

Demographics

	1 MILE	3 MILE	5 MILE
Population	4,866	50,280	148,803
Daytime Population	9,623	73,598	212,310
Households	2,445	19,900	60,053
Med. HH Income	\$76,147	\$74,644	\$69,632

Site Facts

- Located on Western Avenue near Crossgates Mall with total GLA 1.7 M
- Freestanding building with ample parking and pylon signage
- Two curb cuts on Western Avenue
- Zoned local business (LB), transit-oriented development (TOD) district
- Available for sale or lease
- \$16,000 in taxes (Property + School)



ZOOM-IN AERIAL



RAPP ROAD

LAWTON TERRACE

GABRIEL TERRACE

SITE

28,281 ADT '16

WESTERN AVENUE

20

CROSSGATES MALL ROAD

CROSSGATES MALL
★ macy's
REGAL
JCPenney
Burlington
LANE BRYANT
Apple

tru
HOMWOOD SUITES
Hilton

Mobil

SIDE DOOR CAFE

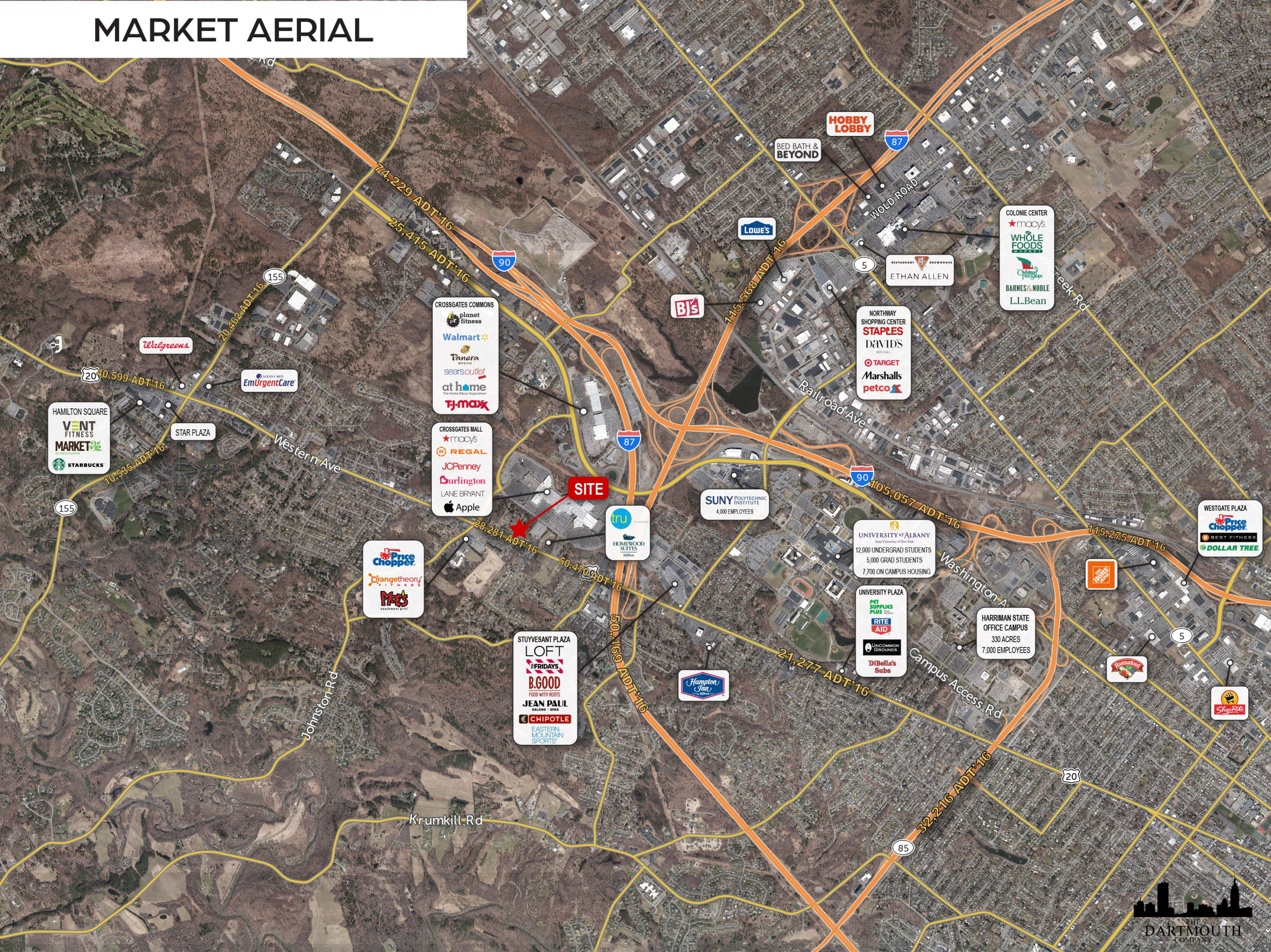
EL CAMARO

M&S
OrangeTheory
RE/MAX
BLENFISH

Price Chopper

THE DARTMOUTH COMPANY

MARKET AERIAL



Walmart*
Planet Fitness
Walgreens
EmUrgentCare
STAR PLAZA
HAMILTON SQUARE
VENT FITNESS MARKET
STARBUCKS

CROSSGATES COMMONS
planet fitness
Walmart*
Panera BREADS
sears outlet
at home
TJ-maxx

CROSSGATES MALL
macy's
REGAL
JCPenney
Burlington
LANE BRYANT
Apple

Price Chopper
OrangeTheory FITNESS
M&S

STUYVESANT PLAZA
LOFT
FRIDAYS
B.GOOD
JEAN PAUL
CHIPOTLE

SITE

IRU
HOMEWOOD SUITES

SUNY POLYTECHNIC INSTITUTE
 4,000 EMPLOYEES

Hampton Inn

BJ's

LOWE'S

BED BATH & BEYOND

HOBBY LOBBY

NORTHWAY SHOPPING CENTER
STAPLES
DAVID'S
TARGET
Marshalls
petco

COLONIE CENTER
macy's
WHOLE FOODS
BARNES & NOBLE
L.L.Bean

UNIVERSITY OF ALBANY
 12,000 UNDERGRAD STUDENTS
 5,000 GRAD STUDENTS
 7,700 ON CAMPUS HOUSING

UNIVERSITY PLAZA
PET SUPPLIES PLUS
RITE AID
UNCOMMON CHICKENS
D'Bell's Subs

HARRIMAN STATE OFFICE CAMPUS
 330 ACRES
 7,000 EMPLOYEES

WESTGATE PLAZA
Price Chopper
BEST FITNESS
DOLLAR TREE

Shogun